

027.0

0004

0021.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,101,900 / 1,101,900  
USE VALUE: 1,101,900 / 1,101,900  
ASSESSED: 1,101,900 / 1,101,900

Total Card / Total Parcel


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		WINTER ST, ARLINGTON

Legal Description						User Acct
						18947
						GIS Ref
						GIS Ref
						Insp Date
						09/30/17

OWNERSHIP		Unit #:
Owner 1:	BDKL PROPERTIES LLC	
Owner 2:		
Owner 3:		
Street 1:	655 BOSTON RD	
Street 2:	SUITE 6	

Twn/City:		BILLERICA
St/Prov:	MA	Cntry
Postal:	01821	Type:

PREVIOUS OWNER	
Owner 1:	LOMBARDI KEITH E -
Owner 2:	-
Street 1:	5 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains .264 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1875, having primarily Vinyl Exterior and 2655 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11502		Sq. Ft.	Site		0	80.	0.67	1									612,044						612,000	

PREVIOUS ASSESSMENT										Parcel ID	027.0-0004-0021.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2022	104	FV	484,800	5100	11,502.	612,000	1,101,900		Year end			12/23/2021
2021	104	FV	462,200	5100	11,502.	612,000	1,079,300		Year End Roll			12/10/2020
2020	104	FV	462,200	5100	11,502.	612,000	1,079,300	1,079,300	Year End Roll			12/18/2019
2019	104	FV	376,100	5100	11,502.	650,300	1,031,500	1,031,500	Year End Roll			1/3/2019
2018	104	FV	376,100	5100	11,502.	474,300	855,500	855,500	Year End Roll			12/20/2017
2017	104	FV	353,200	5100	11,502.	413,100	771,400	771,400	Year End Roll			1/3/2017
2016	104	FV	353,200	5100	11,502.	351,900	710,200	710,200	Year End			1/4/2016
2015	104	FV	296,000	5100	11,502.	344,300	645,400	645,400	Year End Roll			12/11/2014

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
LOMBARDI KEITH	77878-571	1	5/27/2021	Convenience		1	No	No					
PIANDES TEDDY &	70980-373	1	5/8/2018	Change>Sale	937,500	No	No	N					
		12577-287	1/10/1974		32,500	No	No	N					

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
3/30/2021	371	New Buil	402,000	O						7/1/2021		DGM	D Mann						
										9/30/2017	MEAS&NOTICE	KB	Kevin B						
										2/4/2009	Meas/Inspect	189	PATRIOT						
										4/4/2000	Meas/Inspect	276	PATRIOT						
										11/1/1981		MS							

Sign: VERIFICATION OF VISIT NOT DATA   /  /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 12 - Multi-Conver	2A - 2 Sty +Attic	Full Bath: 2	Rating: Good	A Bath:	Rating:														
(Liv) Units: 2	Total: 2	3/4 Bath: 1	Rating: Average	A 3QBth:	Rating:														
Foundation: 3 - BrickorStone				1/2 Bath:				Rating:											
Frame: 1 - Wood				A HBth:				Rating:											
Prime Wall: 4 - Vinyl				OthrFix:				Rating:											
Sec Wall: %																			
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: YELLOW																			
View / Desir:																			
<b>GENERAL INFORMATION</b>																			
Grade: C - Average																			
Year Blt: 1875		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct:		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>																			
Avg Ht/FL: STD																			
Prim Int Wal 2 - Plaster																			
Sec Int Wall: %																			
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors: 4 - Carpet		50 %																	
Bsmnt Flr: 4 - Carpet																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 2																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
<b>MOBILE HOME</b>				Make:				Model:				Serial #							
												Year:							
												Color:							
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 027.0-0004-0021.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100		5,100		
More: N				Total Yard Items:				5,100				Total Special Features:							